

LUKE GOGGIN REAL ESTATE



35 Emmett Street Golden Square VIC

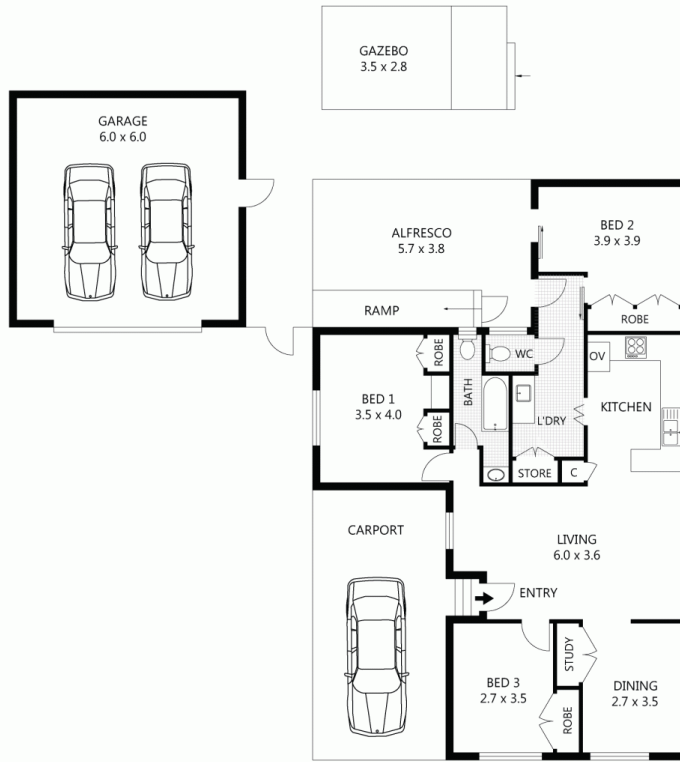
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Add this fantastic home to your investment portfolio! With an expected rent of \$340-\$350 per week, the return is impressive. Nestled on a 681m² allotment (approx), in a peaceful, yet convenient location within close proximity to a native bush reserve with schools, childcare & public transport all within walking distance. There are 3 good sized bedrooms, all with built in robes & ceiling fans, the main has been freshly painted & includes a split system, whilst the back bedroom provides for sliding door access to the alfresco. There is a separate dining room off the lounge which contains built in storage/study nook & could also be used as a 4th bedroom if desired. The kitchen has a built in pantry plus good bench & cupboard space. There's a 3 piece family bathroom, whilst a handy, second toilet can be found adjacent to the laundry. Gas heating, a split system, an air conditioner & fans take care of climate control throughout the home. Outside you will find a double

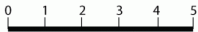
Price : \$ 327,500
Land Size : 681 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/golden-square/residential/house/5725362>



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GAZEBO	-	14m ²
ALFRESCO	-	24m ²
GARAGE	-	36m ²
CARPORT	-	26m ²
RESIDENCE	-	100m ²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

35 Emmett Street, Golden Square